

Key Local Plan Policy Issues

Employment

Job creation has performed similar to regional and national averages. However, the amount of employment land being brought forward for development has not achieved the levels expected or desired. Unemployment rates are still above regional and national averages whilst many residents continue to commute to work outside the borough. We need to support economic growth at key sites such as Hillhouse Technology Enterprise Zone and across rural Wyre. We need good quality employment land in the right locations to support the needs of business.

Health and wellbeing

The social characteristics of Wyre make health and wellbeing a particularly important issue for the Council as a whole and the Local Plan. Wyre has an ageing population profile - 28% of residents are aged 65+ (this is already the highest proportion in Lancashire and this number is expected to rise to around 36% by 2043). Conversely, it has a relatively low number and proportion of children and young people. In addition, in the context of social and economic deprivation, the peninsula area around Fleetwood contains neighbourhoods that are very highly deprived. The health of our communities can be fundamentally affected by their living environment which the planning system has a key role in managing for instance through the promotion of active lifestyles, the protection and creation of green spaces and the natural environment, the protection and creation of places for sport and play, good access to public transport routes and the promotion of local food growing. Making sure development is located away from areas at risk of flooding – a particular issue in large parts of Wyre, can also be seen as a matter of personal and public health.

The natural environment

Wyre is characterised by an extensive and important natural environment. The borough hosts a number of designated sites and areas, including part of the internationally important Morecambe Bay. A large part of the uplands east of the A6 is designated as a National Landscape. A significant proportion of the open countryside in the borough is classified as being of the best and most versatile agricultural land category. Wyre also contains parks, playing fields and open spaces that are strongly valued by local communities, particularly for the health benefits they provide. This "green infrastructure" also includes important water courses including the Lancaster Canal and the River Wyre. The new Local Plan will need to balance development needs with protecting the boroughs important green spaces, managing flood risk and supporting local nature recovery and biodiversity.

Built environment and heritage

Wyre includes assets of heritage value whose significance it is important to protect. Good design is seen as a key part of creating sustainable development and hence creating better places in which to live. How should the new Local Plan best reflect the importance of quality and design whilst delivering the development to meet housing and economic needs?

Town and retail centres

Town and retail centres are under stress created by changing shopping habits including the growth of on-line shopping and of course by the impact of COVID-19. The government has responded by allowing more flexibility in the type of uses allowed in town centres. The Council will prepare a retail study to better understand these impacts and how to respond. We need to think about the value people attach to town centres and how we best secure their future.

Meeting housing needs

Central government remain committed to a policy of significantly boosting housing supply, including affordable housing. The new Local Plan will need to set out how many houses are needed to 2040. The Council have used the government's 'standard method' to calculate the minimum number of homes needed. At the moment this suggests that we need to plan for a minimum of 275 homes per year – 4,950 new homes between 2022 and 2040. An important issue for Wyre is the type of homes built especially the need to meet the needs of younger and older people.

Tackling climate change

The new Local Plan is being conducted in the light of the decision by the Council on 11 July 2019 to declare a climate emergency. National government policy is that the planning system should support the move to a low carbon future, contributing to radical reductions in greenhouse gas emissions, minimising vulnerability and improving resilience, and supporting low carbon energy. Climate change impacts in Wyre may involve surface water flooding from heavy rain events, sea level rise with potential for flood risk, extreme heat and drought and water scarcity. The Local Plan will need to consider how we plan for a sustainable future including matters such as the location and design of development, support for active travel and the promotion of renewable energy such as solar and wind.

Infrastructure

It is understood that many people are frustrated at seeing development without any improvements in the infrastructure to support it. The provision of infrastructure such as health facilities is therefore a key issue. In developing the new Local Plan the Council will need to work alongside infrastructure providers to prepare an Infrastructure Delivery Plan that supports new development in the right way.

We are holding a public consultation from 29 July to 10 Sept 2024.

This summary leaflet gives you the opportunity to learn more about the key issues faced by Wyre and the options for addressing them. Your input into this early stage of local plan preparation is important and we would value your comments on how Wyre plans for the future.

Come along to one of our drop in sessions and chat to the Planning Policy team!

We'll be happy to guide you through the options, answer any questions and discuss any concerns.

Thornton YMCA Monday 5 August, 2.30pm to 7pm

Garstang Library Thursday 8 August, 1.30pm to 6.30pm

Forton Village Hall Monday 12 August, 2.30pm to 7pm

Great Eccleston Village Centre Tuesday 13 August, 2.30pm to 7pm

Stalmine Village Hall Wednesday 14 August, 2.30pm to 7pm

Fleetwood Marine Hall Thursday 15 August, 2.30pm to 7pm

Poulton-le-Fylde Community Hall Saturday 17 August, 10am to 2.30pm

The unstaffed exhibition will also be available to view in the reception at Wyre Civic Centre, Breck Road, Poulton-le-Fylde FY6 7PU from Wednesday 21 August to Tuesday 10 September during normal office hours.

Submit your comments

Policy options are set out in the Local Plan Issues and Options document. The document includes specific questions and it would be helpful if you could respond to these. You don't need to answer them all. We'd welcome your feedback on those sections that interest you or those about which you have a view.

The deadline for all responses is **5pm on 10 September 2024.**

Next steps

This consultation is the first stage in developing a new Local Plan for Wyre.

Comments will be analysed and will influence the new Local Plan which is likely to be the subject of a public consultation early in 2025.

Complete the online form or download a printable copy of the form at www.wyre.gov.uk/local-plan

Email your thoughts to our team at planning.policy@wyre.gov.uk

Post your feedback to the Planning Policy Team at **Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde FY6 7PU**

You can also post responses in special ballot boxes at the Civic Centre during normal office hours, and at libraries across Wyre (except the mobile library).

For further information, please contact the planning policy team by emailing planning.policy@wyre.gov.uk or calling **01253 887373**.

HAVE YOUR SAY

Wyre Local Plan Issues and Options 2024

This leaflet is a short summary of the Wyre Local Plan Issues and Options consultation document which sets out options for the future development of Wyre.

It explains how you can have a say on the kind of place you want the borough to be. The full document is available to view online at www.wyre.gov.uk/local-plan

You can also view copies at the Civic Centre in Poulton-le-Fylde during normal office hours, and in libraries across Wyre (except the mobile library).

What is the Local Plan?

A local plan is a document that contains policies that guide the Council's decisions on planning applications.

It identifies land for development and also land that should be protected from development or where development is strictly controlled. A local plan is based on a detailed and comprehensive evidence base.

The Wyre Local Plan is at an early stage of production. We want to share with you the issues that will have to be addressed in the new plan and the options for doing so, including where development should take place and how much.

No decisions have been made and you may have alternative suggestions.

Issues and Options

The Issues and Options consultation document looks at the issues the borough will face to 2040. It sets out a vision for the place that Wyre will be in 2040 and the objectives that the Local Plan will have to achieve if the issues are to be addressed and the vision realised. Various options for growth and how issues should be tackled have been put forward. We need your views on these and we would also welcome any ideas you may have for other options.

For more information and to give your feedback, visit

www.wyre.gov.uk/local-plan

www.wyre.gov.uk/local-plan

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council

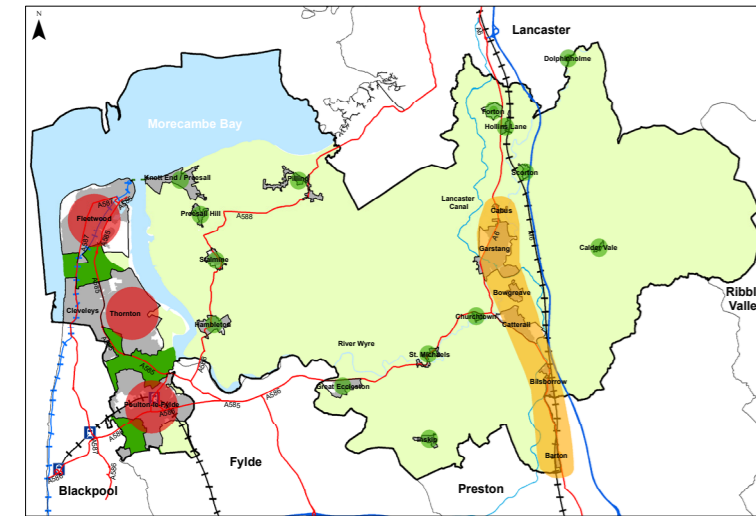
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Spatial options

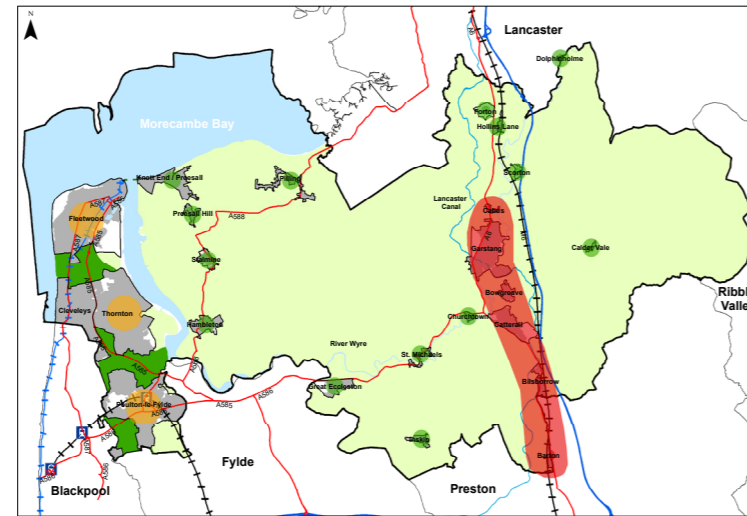
Key (right) applies to the four options maps shown below

A key part of the Local Plan is deciding where development should take place. The Spatial Options are intended to provide a sense of the decisions we need to take on where development should happen. **The Council is not promoting any particular option at this stage.** The purpose of the options is to generate debate about growth and where it might be located. There may be options we have not considered and we are keen on your thoughts. There are four broad options:



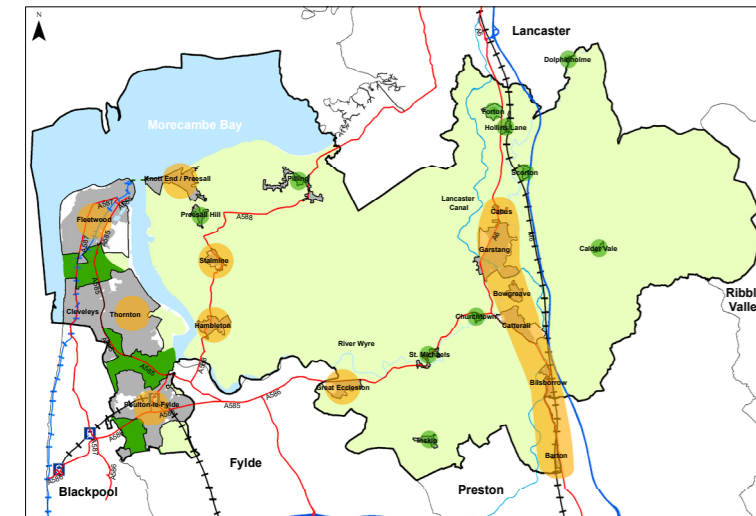
Option 1
Focus on the Fylde Coast Peninsula main urban area

Focus the majority of development in the urban peninsula incorporating Fleetwood, Thornton, Cleveleys and Poulton-le-Fylde. This would make the most of the services and facilities in this part of the borough but would make the least contribution to meeting needs in the rural part of the borough.



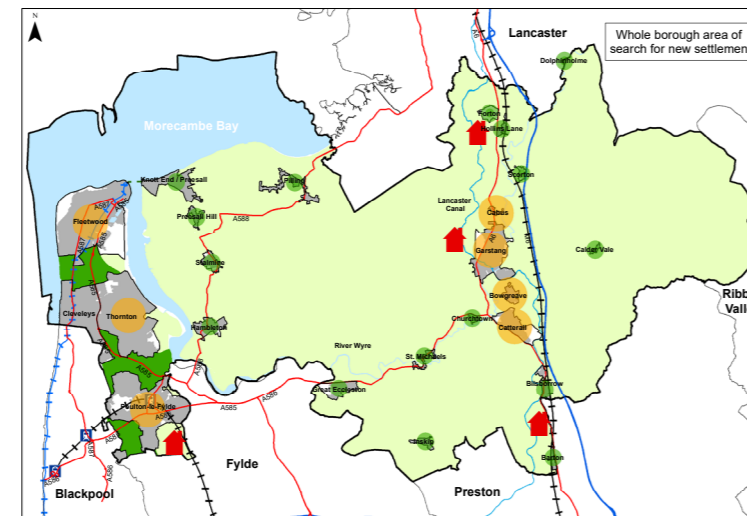
Option 2 Focus on the A6 corridor

Focus the majority of development on the A6 corridor settlements, particularly Garstang. This would support a healthy Garstang town centre and make the most of a strong housing market but would also place additional pressure on the existing infrastructure and may lead to more development in the smaller A6 villages.



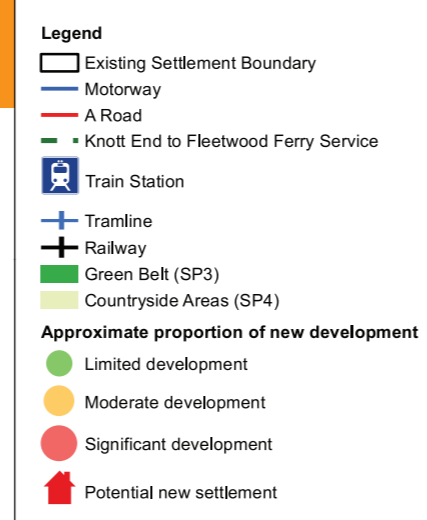
Option 3
Sustainable borough dispersal

A more even spreading of development across the borough. Moderate levels of development would still take place on the peninsula and along the A6 corridor but more development would take place in the rural settlements such as Hambleton and Great Eccleston. This would provide flexibility in terms of choice of housing and employment sites but put additional pressure on rural infrastructure.



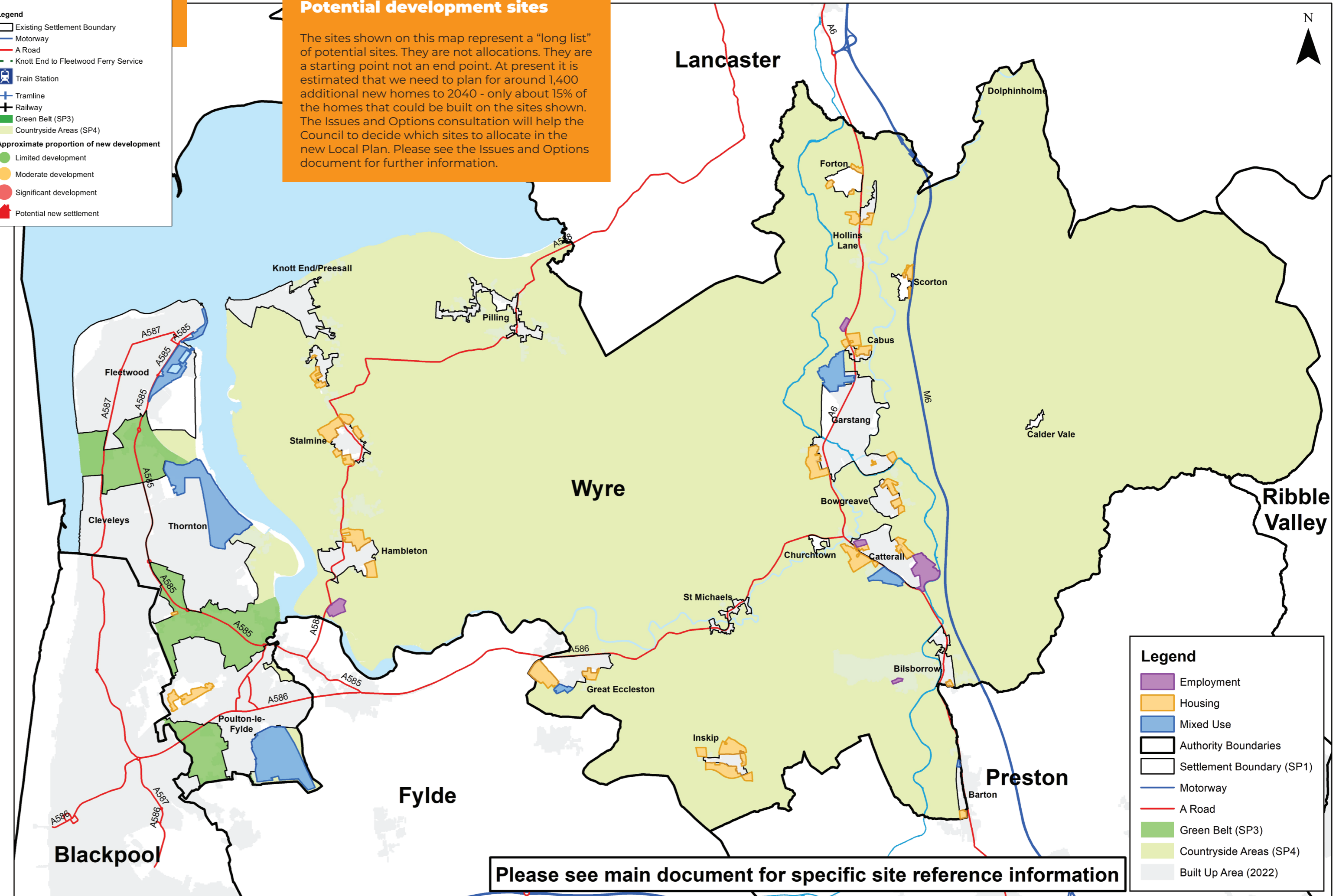
Option 4
New settlement/urban extension

Possibly the most radical option, this would see considerably more development overall compared to option 1-3, with the majority of development focused in a new settlement in rural Wyre (location to be determined) or an urban extension south east of Poulton-le-Fylde. This would have the benefit of creating development in tandem with new infrastructure but that infrastructure would require funding if it was to be delivered early. By concentrating most development in one area, we may not be meeting local housing and employment needs in different parts of the borough.



Potential development sites

The sites shown on this map representing a "long list" of potential sites. They are not allocations. They are a starting point not an end point. At present it is estimated that we need to plan for around 1,400 additional new homes to 2040 - only about 15% of the homes that could be built on the sites shown. The Issues and Options consultation will help the Council to decide which sites to allocate in the new Local Plan. Please see the Issues and Options document for further information.



Please see main document for specific site reference information

